ERRATA SHEET #2 FOR ALTERNATIVE FUTURES FOR ROSEMARY POOL

April 25, 2014

PAGE	LOCATION	READS / SHOWS	SHOULD READ / SHOW
Appendix G	Cost Details Alternative Four	Title: Rosemary Pool – Alternative FOUR	The contingency was counted twice in the TOTAL CONSTRUCTION COST. The total \$9,105,353 shall be deleted and the correct estimate of \$7,804,588 shall be inserted which brings the 2013 project cost to \$10,145,964.90. A corrected estimate sheet is attached.
Alternatives Matrix	Alternative 4a Project Estimates	\$11,850,000	\$10,150,000 (2013 dollars)
In response to questions raised by the Community Center of Needham	April 24, 2014 letter (attached)	How much does each parking option cost?	Dollars are in 2013 pricing including general conditions, oh/p, insurance and bonds plus 20% contingency OPTION 1 = Pavement removal and drainage improvements in former parking area \$196,620 OPTION 2 = Improve parking and drainage in current location \$883,840 OPTION 3 = Expand parking and drainage while maintaining existing vegetated land \$1,380,272 OPTION 4 = Terracing the land to maximize parking capacity \$2,341,376

*NOTE: All costs to be escalated at 5.8% per year to year of construction

Town of Needham Rosemary Pool - Alternative FOUR Cost Estimate

	Description		Unit	2013 Cost	Quantity	Total (No OH&P)	
DIVISIO	N 2 - SITE WORK						
	DEMOLITION						
	Existing Pavement Removal		SY	\$10.00	5,000	\$50,000.00	
	Drainage Structure Removal Drainage Pipe Removal		EA LF	\$400.00 \$9.00	10 500	\$4,000.00 \$4,500.00	
	Selective Building Demolition		AL	\$220,000.00	1	\$220,000.00	
	Asbestos Abatement (roof materials potentially)		AL	\$50,000.00	1	\$50,000.00	•
	GENERAL SITE WORK	Subtotal					\$328,500.00
	Clear and Grub Site		ACRE	\$10,500.00	2	\$21,000.00	
	Curb Removed and Stacked		LF	\$5.00	0	\$0.00	
	Remove and Reset Existing Drainage Structure Covers Dewatering		LS LS	\$2,000.00 \$50,000.00	8 1	\$16,000.00 \$50,000.00	
	Earth Excavation Site		CY	\$10.00		\$400,000.00	
	Earth Excavation Haul & Dispose		CY	\$15.00	20,000	\$300,000.00	
	Boulder Excavation & Disposal Tree Removal		CY ACRE	\$200.00	150	\$30,000.00	
	Finish Grading		SY	\$10,000.00 \$1.00	1 40,000	\$10,000.00 \$40,000.00	
	Loam		CY	\$38.00	1,500	\$57,000.00	
	Seed		SY	\$4.00	2,700	\$10,800.00	
	Granite Curb Gravel Borrow Backfill - Around building for future build out		LF CY	\$45.00 \$30.00	1,800 500	\$81,000.00 \$15,000.00	
	Earthwork & Compaction for future Natatorium		CY	\$75.00	4,500	\$337,500.00	
	Gravel Pavement Subbase		CY	\$38.00	1,900	\$72,200.00	
	Bituminous Concrete (Hot Mix Asphalt)		TN LF	\$100.00	750 800	\$75,000.00	
	Drainage System - Underground Leaching Chambers Drainage System - Manhole		EA	\$120.00 \$3,000.00	800 7	\$96,000.00 \$21,000.00	
	Drainage System - Catchbasin		EA	\$2,300.00	8	\$18,400.00	
	Drainage System - Oil/Grit Separator		EA	\$8,000.00		\$24,000.00	
	Drainage System - 12" RCP Drainage System - 18" RCP		LF LF	\$40.00 \$70.00	450 120	\$18,000.00 \$8,400.00	
	Drainage System - 24" RCP		LF	\$75.00 \$75.00		\$7,500.00	
	Drainage System - 6" Perf. PVC Roof Drain System		LF	\$40.00		\$12,000.00	
	Detention Pond - Drywell Drainage System - Bioretention Basin		EA LS	\$3,000.00 \$25,000.00	6 1	\$18,000.00 \$25,000.00	
	Drainage System - Connect to Existing System		LS	\$5,000.00	1	\$5,000.00	
	Drainage System - Relocate Upper Drainage System		LS	\$180,000.00	1	\$180,000.00	
	Water Distribution System - Domestic Tap		LS	\$4,000.00	0	\$0.00	
	Water Distribution System - Fire Service Tap Water Distribution System - 2" Copper		LS LF	\$6,000.00 \$35.00	1 400	\$6,000.00 \$14,000.00	
	Water Distribution System - 8" DI Fire Service		LF	\$50.00	400	\$20,000.00	
	Water Distribution System - Hydrant		EA	\$2,500.00	1	\$2,500.00	
	Water Distribution System - Valves		EA LS	\$1,000.00	8	\$8,000.00	
	Water Distribution System - Misc. Accessories Electrical & Communication System		LS	\$10,000.00 \$50.00	400	\$10,000.00 \$20,000.00	
	Electrical & Communication System		LS	\$30.00	1,600	\$48,000.00	
	Retaining Walls (Parking)		CY	\$600.00	430	\$258,000.00	
	Terraced Seating at Pool Landscaping		CY LS	\$600.00 \$150,000.00	250 1	\$150,000.00 \$150,000.00	
	Sedimentation Control		LF	\$11.50	4,500	\$51,750.00	
	Misc Utility Concrete Pads		CY	\$300.00	10	\$3,000.00	
	Main Entry / Signage / Gates / Side Walks Timber Guardrail / Edge Treatment		LS LF	\$7,500.00 \$35.00	1 1,200	\$7,500.00 \$42,000.00	
	Site Furnishings		LS	\$56,000.00	1,200	\$56,000.00	
		Subtotal		·			\$2,795,550.00
	FILTER BUILDING + POOL SITE WORK						
	Earth Excavation - Bldg Foundations		CY	\$30.00	100	\$3,000.00	
	Earth Excavation - Pool Shell		CY	\$30.00	1,200	\$36,000.00	
	Earth Excavation Haul & Dispose		CY	\$13.00	600	\$7,800.00	
	Excavate for Surge Tank Structural Aggregate Backfill		CY CY	\$30.00 \$40.00	50 300	\$1,500.00 \$12,000.00	
	Backfill Building Foundations		CY	\$5.00	90	\$450.00	
	Finish Grading	0.1	SY	\$1.00	1,200	\$1,200.00	404.050.00
		Subtotal					\$61,950.00
DIVISIO	N 3 - CONCRETE						
	CAST-IN-PLACE CONCRETE						
	Building Retaining Walls for pedestrian access connections		CY	\$500.00	120	\$60,000.00	
	CIP Retaining Walls for terraced parking		CY	\$650.00		\$182,000.00	
	Slab-on-Grade / Shallow Foundations		SF	\$20.00	500	\$10,000.00	
	Pool Concrete Shell		CY	\$600.00	1,500	\$900,000.00	
	Filter Building Concrete Slab Misc Concrete Pit & Trenches		CY CY	\$540.00 \$540.00	10 25	\$5,400.00 \$13,500.00	
	Precast Concrete Wall Panel System (Wall Type M2)		SF	\$30.00	800	\$24,000.00	
	Pool Decking		SF	\$15.00	4,000	\$60,000.00	
		Subtotal					\$1,254,900.00
DIVISIO	N 13 - SPECIAL CONSTRUCTION						
	POOL SYSTEMS						
	Pool Pumps, Filter, & Equip.		LS	1	\$225,000.00	\$ 225,000	
	Pool Emergency Shutoff		LS	1	\$15,000.00 \$5,000.00	\$ 15,000	
	I-Beam for pump winch & winch 24" x 24" main drain assemblies		EA EA	1 4	\$5,000.00 \$2,500.00	\$ 5,000 \$ 10,000	
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Town of Needham Rosemary Pool - Alternative FOUR Cost Estimate

Description	Unit	2013 Cost	Quantity	Total (No OH&P)	
14" Sch 80 PVC Pool Drain Piping	LF	500	\$120.00	\$ 60,000	
Hydrostatic valves with sump box	EA	14	\$1,200.00	\$ 16,800	
8" Sch 80 PVC Pool Piping	LF	1,200	\$85.00	\$ 102,000	
UV treatment assembly Subtotal	EA	1	\$45,000.00	\$ 45,000	\$478,800.0
N 15 - MECHANICAL					φ470,000.00
FIRE PROTECTION					
Fire Protection System	SF	\$5.00	2,500	\$12,500.00	
The Frederick System	01	ψο.σσ	2,000	Ψ12,000.00	
PLUMBING					
Plumbing System	SF	\$12.00	2,500	\$30,000.00	
HVAC EQUIPMENT					
HVAC System	SF	\$20.00	2,500	\$50,000.00	
Subtotal					\$92,500.00
N 16 - ELECTRICAL					
ELECTRICAL					
Electrical System	SF	\$25.00	2,500	\$62,500.00	
Subtotal		,	·	, , , , ,	\$62,500.00
12 12 COMPILED					
N 3-12 COMPILED Building Renovations - moving bathhouse programming to first floor	SF	\$250.00	2,500	\$625,000.00	
		4	_,-,	¥ 5=5,55555	
Subtotal					\$625,000.0
Poo	I + Build	lings Subtotal:		\$2,513,700	
Gene	ral Cond	ditions (7.5%):	\$135,111 \$56,747 \$1: \$2,894,086 \$3,186,000 \$318,600 \$105,138 \$4: \$3,609,738 \$4: \$6,503,824 \$1,300,765		
Ov	verhead	& Profit (5%):			
Insi	urance 8	& Bonds (2%):			
		Subtotal:			
		Cubiciai.			
		Site Work:			
Site Work Ove	erhead 8	& Profit (10%):			
Site Work Inst	urance 8	Ronds (3%):			
One work mak	ararioc c	x Bonds (070).			
		Subtotal:			
Ви	uildina /	Site Subtotal:			
		ngency (20%):			
		J , () ,			
TOTAL COM	NSTRUC	CTION COST:			
	, .	SOFT COSTS		\$2,341,377	30.00%
A&E Fe		ign, bid, const.)			
A&E Special Services Owner's Project Manager Fees Temporary Facilities					
Printin		Advertisement			
	(Commissioning Abatement			
		. waternerit		\$10,145,964.90	2
	TION at	5.8% per year		\$10,734,430.86	2
ESCALA	11014 41			\$11,357,027.85	2
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ESCALA	TION a			\$12,015,735.47 \$12,712.648.12	2
ESCALA				\$12,015,735.47 \$12,712,648.12 \$13,449,981.72	2 2 2

Alternatives Matrix	PROJECT		Needham	Rosemary Pool
Alternatives Matrix Amended 4.25.14	ESTIMATES		OP/MAINT	RECREATIONAL
ALTERNATIVE	2013 costs	PERMITTING	COSTS	PROGRAM VALUE
1a: Decommissioning Complete removal of the pool Complete removal of the building Complete removal of the lower parking lot Improve site and restore lake bank Improve upper parking lot 1b: Decommission pool / keep the building Complete removal of the pool Minor code compliance improvements to building Basic improvements to lower and upper parking lots 1c: Decommission pool / swim in lake / keep the building Significant water quality improvement requirements	\$1,425,000 \$1,050,000 \$19,000,000	Conservation Commission Notice of Intent DEP Review + Extensive Coordination Army Corps of Engineers Level 2 - Bank Stabilization	\$8,000 \$20,000 \$120,000	Kayak / canoe launch / trail around lake / model yachting Potential for non-swimming summer camp / recreation opportunities
 Minor Renovation 11,00 sf pool with limited programing Minor code compliance improvements to building Basic improvements to lower and upper parking lots Baseline improvements to stormwater management, terraces and beach area 	\$5,475,000	Conservation Commission Notice of Intent w/ DEP Army Corps of Engineers Level 2 - Bank Stabilization	\$135,000 = 75% of current costs	Kayak / canoe launch / trail around lake / model yachting Swim team / lessons / public swim / water slide with programming overlap
 Major Renovation 13,600 sf pool within existing footprint Building improvements to maximize existing layout, retain lower level filtration room, include community room and bathhouse functions on top floor and place holder for future indoor pool; lower level will continue to house filtration and storage 19,700 sf pool within existing footprint Building improvements to relocate bathhouse facilities to lower level to accommodate 	\$6,700,000	Conservation Commission Notice of Intent w/ DEP	\$160,000 (compared to \$180k current	Kayak / canoe launch / trail around lake / model yachting Swim team / lessons / public swim / shallow water / water slide / diving boards with concurrent
 incresed fixture count / batherload, upper level to be community space for year round use and place holder for future indoor pool, seperate filtration building Expand and improve existing lower parking lot Create ADA compliant pedestrian connection from Rosemary Street Subsurface stormwater mitigation, major beach and terrace area improvement 	\$8,300,000		costs)	programming capacity
 Full Replacement 19,000 sf pool inland from existing location and maximize programming Expand pool deck and restore some bank Building improvements to relocate check-in to lower level, upper level to be community 	\$10,150,000	Army Corps of Engineers	\$160,000	Kayak / canoe launch / trail around lake / model yachting Swim team / lessons / public swim /
space for year round use and place holder for future indoor pool, separate filtration building Maximize site for parking with retaining walls 4b: Full Replacement with Bubbled Four Season Use Expand building to accommodate seasonal bubble structure including year round staffin	\$13,250,000	Level 2 - Bank Stabilization PLUS Extensive DEP Coordination /	\$800,000	All season use to include full time operations staff, year round; bubble operations for nine months, h.s. swim
and operations 4c: Full Replacement with 20k SF Natatorium attached to ex. bldg	\$19,750,000	Review + Extensive Mitigation Design	\$650,000	team and fee for use programming